

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

46 Millicent Avenue, Bulleen Vic 3105

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,058,000

Median sale price

Median price \$1,289,000

House

X

Unit

Suburb Bulleen

Period - From 01/07/2017

to 30/06/2018

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	159 Thompsons Rd BULLEEN 3105	\$1,030,000	05/04/2018
2	9 Nirvana Cr BULLEEN 3105	\$1,049,000	13/07/2018
3	21 Austin St BULLEEN 3105	\$1,060,000	07/04/2018

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: House (Res)

Land Size: 673 sqm approx

Agent Comments

Comparable Properties



159 Thompsons Rd BULLEEN 3105 (REI)

Agent Comments



Price: \$1,030,000

Method: Sold Before Auction

Date: 05/04/2018

Rooms: 5

Property Type: House (Res)

Land Size: 550 sqm approx



9 Nirvana Cr BULLEEN 3105 (REI)

Agent Comments



Price: \$1,049,000

Method: Private Sale

Date: 13/07/2018

Rooms: -

Property Type: House

Land Size: 567 sqm approx



21 Austin St BULLEEN 3105 (REI)

Agent Comments



Price: \$1,060,000

Method: Auction Sale

Date: 07/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 594 sqm approx